

New Development Opportunity



FOR SALE

1465 Wells Rd.
Orange Park, FL 32073
1.35± AC Property

JASON RYALS
Executive Vice President
+1 904 358 1206 | EXT 1136
jason.ryals@colliers.com

W. WADE POWERS
Senior Associate
+1 904 861 1155
wade.powers@colliers.com



COLLIERS INTERNATIONAL
50 N Laura St., Suite 1725
Jacksonville, FL 32202
+1 904 358 1206
www.colliers.com/jacksonville

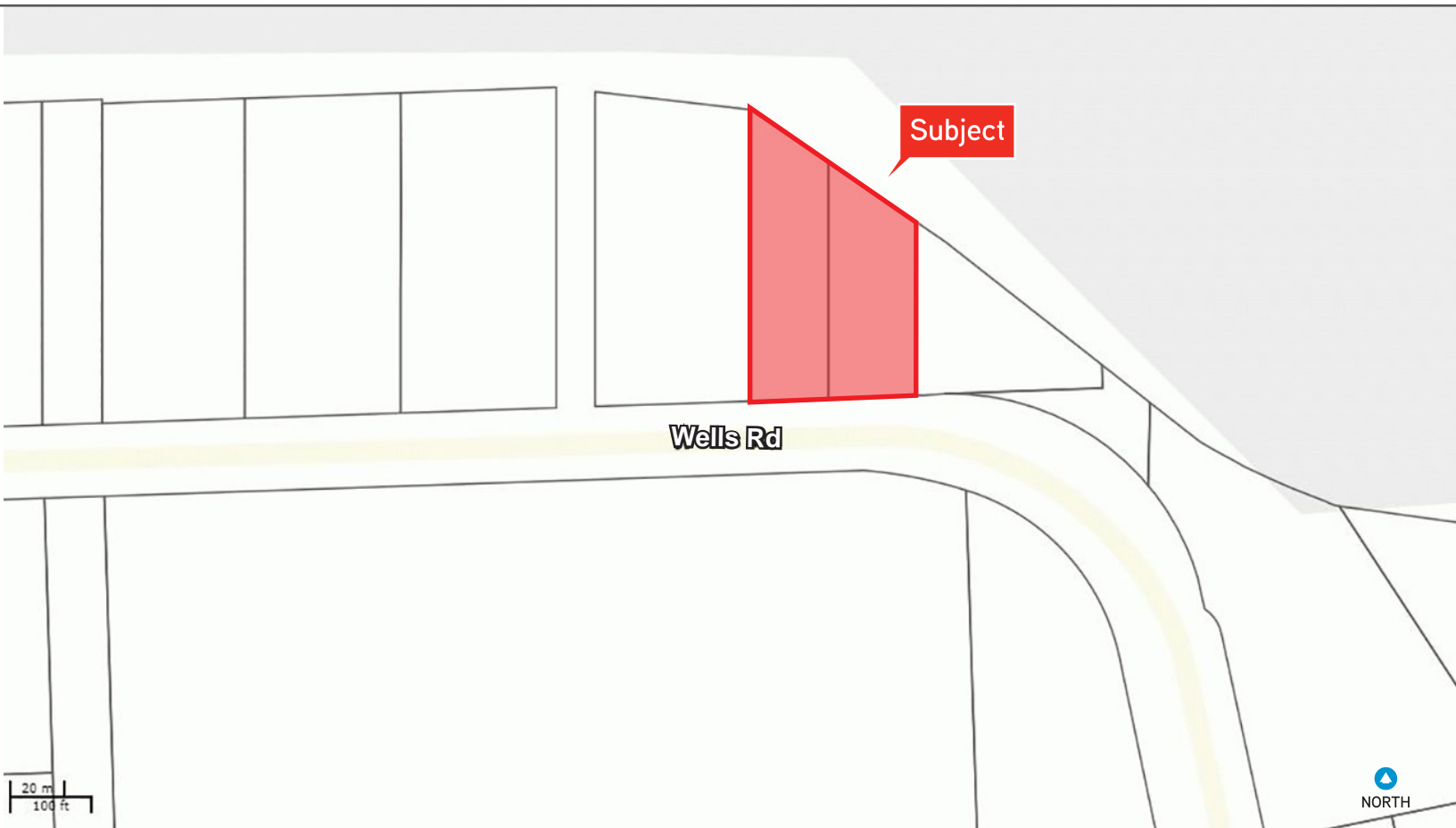
Property Features

- › 1.35± AC for sale on Wells Rd. with frontage on I-295
- › Close proximity to Naval Air Station Jacksonville, the largest employer in North Florida with 24,000± employees
- › Zoned BB (Intermediate Business District) allowing for most retail and commercial uses
- › Ideal location for hotel, self storage, auto sales, etc.
- › The property is currently an operating car wash and a boat/ RV storage lot
- › Visibility from I-295, which has 137,000± cars per day
- › Asking Price: \$650,000

FOR SALE > DEVELOPMENT OPPORTUNITY

Plat Map & Demographics

1465 WELLS RD., ORANGE PARK, FL 32073



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population Estimate	8,050	47,662	114,316
2022 Population Projection	8,523	50,793	121,100
2017 Estimate Average Household Income	\$55,633	\$59,755	\$73,158

Source: CoStar 2017

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2018. All rights reserved.



Northeast Florida